



Gerald Gubatan <gerald.gubatan@lacity.org>

Need your help

10 messages

Erich Nakano <enakano@ltsc.org>
To: gerald.gubatan@lacity.org

Mon, Apr 11, 2016 at 5:11 PM

Hi Gerald. Haven't seen you in a while. We need to ask for your help in dealing with Building & Safety. As you probably know, we own an affordable housing project in the district - Angelina Apartments - on the corner of Angelina and Edgeware. We have a Preschool in this apartment complex.

When the fire inspector came for their inspection this year (as they do every year), they asked to see the Fire Permit. Apparently, the Fire Permit our Preschool staff have is not the right one - it is a Permit for another childcare center we operate, not the Angelina Preschool. We cannot find the Angelina Preschool Fire Permit - either we lost a copy, or we never got one, we're aren't sure.

So we then have been trying to figure out how to get a new Fire Permit. But we have been getting bounced from desk to desk at Building & Safety, and getting confusing responses. For instance, they printed a Certificate of Occupancy for the entire building, and then they told us to go through procedures to apply for a "change of use" since the CofO said it was an apartment building (I think they were thinking the site is a stand-alone preschool).

So I wanted to see if you or someone in your office may be able to help us figure out what steps we would need to take to get a Fire Permit for the Preschool.

Thanks in advance, Gerald!

Erich Nakano
Little Tokyo Service Center

Gerald Gubatan <gerald.gubatan@lacity.org>
To: Erich Nakano <enakano@ltsc.org>

Mon, Apr 11, 2016 at 5:27 PM

Hello Erich,

Good to hear from you! - I'm stepping out of the office just now but return Tuesday morning. In the meantime, do you have copies of permits on the property? Existing Certificate of Occupancy, Building Permits, previous Fire Permits issued, if any, and any other city documents showing the use and occupancy?

It would be useful to reconstruct how the preschool was originally established, such as, an approved conditional use permit authorizing its use? However, if there are previous approved Fire Permits, then that documentation is pertinent.

If perhaps you can pull together whatever documentation you have, then our office can try to help demystify what the City needs, then reach out to the Building and Safety and Fire Departments.

I have a 10am meeting Tuesday morning but otherwise I'm freed up and perhaps we can pick up the conversation.

Gerald

Gerald G. Gubatan
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Erich Nakano <enakano@ltsc.org>
To: Gerald Gubatan <gerald.gubatan@lacity.org>

Mon, Apr 11, 2016 at 5:40 PM

Great - thanks so much! OK, I will gather the documents and get back to you.
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Erich Nakano <enakano@ltsc.org>
To: Gerald Gubatan <gerald.gubatan@lacity.org>

Wed, Apr 13, 2016 at 10:42 AM

Hi Gerald. So this is what we have:

- Fire inspection report - the inspection covers the entire building, including the preschool - called "daycare" in the report (but apparently Fire requires a separate Fire Permit for the preschool)
- Certificate of Occupancy which includes the housing units, parking, community space and daycare (note that this was based on original design plans - after the building opened, we used part of the community space for an additional preschool classroom. The occupancy counts were based on the original plans, which is why it is higher for the community space than daycare)
- Floor plan (the space labeled "Community Recreation" remains a community space, but the "Computer Vocational" room is the one that was taken over as an additional preschool classroom)

Hopefully this will be enough to inquire how to obtain a fire permit for the preschool? Thanks again for your help!

Erich

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3 attachments

 **1336_W. Angelina St Fire Alarm Inspection Report.pdf**
1899K

 **1999-12-21 ANG Certificate of Occupancy.pdf**
61K

 **A-1.pdf**
2566K

Gerald Gubatan <gerald.gubatan@lacity.org>
To: Erich Nakano <enakano@ltsc.org>

Thu, Apr 14, 2016 at 11:11 AM

Thank you Erich. I'm stepping out of the office (attending conference at USC). Hope to review documents and give feedback Friday

Gerald

1/24/2019

City of Los Angeles Mail - Need your help

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Erich Nakano <enakano@ltsc.org>
To: Gerald Gubatan <gerald.gubatan@lacity.org>

Thu, Apr 14, 2016 at 11:13 AM

Thanks!

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Gerald Gubatan <gerald.gubatan@lacity.org>
To: Erich Nakano <enakano@ltsc.org>

Tue, Apr 26, 2016 at 12:22 PM

Erich,

I was out sick last Thursday and Friday. Have you made any progress on this matter?

I do have a contact person who is a retired firefighter and now works for another council office. I could possibly tap him as a resource person to offer guidance if needed.

Please advise - what is the status of the situation?

Thanks, Gerald

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Erich Nakano <enakano@ltsc.org>
To: Gerald Gubatan <gerald.gubatan@lacity.org>

Tue, Apr 26, 2016 at 12:39 PM

No progress since we last touched base. We still need to know how we can obtain a fire permit for the preschool onsite at Angelina Apartments. Thanks, Gerald!

Erich

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1/24/2019

City of Los Angeles Mail - Need your help

Gerald Gubatan <gerald.gubatan@lacity.org>
To: Erich Nakano <enakano@ltsc.org>

Wed, Apr 27, 2016 at 9:58 AM

Erich,

I now have a contact at LAFD and will reach out -

Gerald

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Erich Nakano <enakano@ltsc.org>
To: Gerald Gubatan <gerald.gubatan@lacity.org>

Wed, Apr 27, 2016 at 11:54 AM

Great - thank you.

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